

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for October 12, 2005 PLANNING COMMISSION MEETING

- P.A.S.:** Annexation #05015  
Change of Zone #05068 - The Woodlands at Yankee Hill PUD
- PROPOSAL:** To annex approximately 212 acres of land and change the zoning designation from AG to R-3 PUD on 163 acres, and approve a development plan for 1,000 single-family dwelling units, 450 multiple-family dwelling units, and 485,000 square feet of office/commercial floor area.
- LOCATION:** Southeast of the intersection of South 70<sup>th</sup> Street and Yankee Hill Road.
- LAND AREA:** Annexation #05015 - Approximately 212 acres.  
Change of Zone #05068 - Approximately 163 acres.
- WAIVERS:**
1. Transfer of sewage from one drainage basin to another.
  2. Allow sanitary sewer flow opposite street grades.
  3. Block length.
  4. Sidewalks in standard locations.
  5. Approve landscape screening at time of building permits.
  6. Lots fronting onto a public street or private roadway.
  7. Front, side and rear setbacks to 0'.
  8. Sidewalk along the east side of South 70<sup>th</sup> Street to Country View Lane.
  9. Lot width to depth ratio.
  10. Building height from 35' to 45' for multiple-family dwellings.
  11. Lot width from 50' to 40'.
  12. Lot area from 6,000 to 4,000 square feet.
- CONCLUSION:** The annexation and change of zone for a PUD requests are in general compliance with the Zoning Ordinance and Comprehensive Plan. Specific details not provided now can be approved by administrative amendment prior to development. However, approval is dependent upon annexation of other land within another project known as Jensen Park Estates. That land is owned by others and is outside the boundary of this request, and the timing of approval is uncertain. These requests should not be considered by the City Council until such time as the area to be annexed is contiguous to the city limit and meets the requirements for annexation.

**RECOMMENDATION:**

R-3 PUD

Conditional Approval

**Waivers:**

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|--|----------------------|
| 1. Transfer of sewage from one drainage basin to another.                              | Conditional Approval |
| 2. Allow sanitary sewer flow opposite street grades.                                   | Conditional Approval |
| 3. Block length.   | Conditional Approval |
| 4. Sidewalks in standard locations.  | Conditional Approval |
| 5. Approve landscape screening at time of building permits.                            | Approval             |
| 6. Lots fronting onto a public street or private roadway.                              | Approval             |
| 7. Front, side and rear setbacks to 0'.  | Conditional Approval |
| 8. Sidewalk along the east side of South 70 <sup>th</sup> Street to Country View Lane. | Conditional Approval |
| 9. Lot width to depth ratio.   | Conditional Approval |
| 10. Building height from 35' to 45' for multiple-family dwellings.                     | Conditional Approval |
| 11. Lot width from 50' to 40'.   | Conditional Approval |
| 12. Lot area from 6,000 to 4,000 square feet.  | Conditional Approval |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** **ANN#05015** - A portion of Lots 20 I.T., 26 I.T., 29 I.T., 31 I.T., 32 I.T., 33 I.T., 34 I.T., 36 I.T., and 37 I.T., and a portion of Lot 1, Cheney Cemetery Addition, and a portion of Lot 56 I.T. and the adjacent portions of S. 70<sup>th</sup> Street, S. 84<sup>th</sup> Street, and Yankee Hill Road rights-of-way, all located in Section 27-9-7 and the NW 1/4 Section 26-9-7, Lancaster County, Nebraska, generally located at S. 70<sup>th</sup> Street and Yankee Hill Road, more particularly described on the attached sheet.

**CZ#05068** - a portion of Lots 20 I.T., 26 I.T., 29 I.T., 31 I.T., 32 I.T., 33 I.T., 34 I.T., 36 I.T., and 37 I.T., and a portion of Lot 1, Cheney Cemetery Addition, all located in Section 27-9-7, Lancaster County, Nebraska, generally located at S. 70<sup>th</sup> Street and Yankee Hill Road, more particularly described on the attached sheet; for a Planned Unit Development District designation of said property, and for approval of a development plan which proposes

modifications to the Zoning Ordinance and Land Subdivision Ordinance to allow approximately 1,000 single-family and attached single-family dwelling units, 450 multi-family units, 140,000 square feet of general/medical office floor area, and approximately 345,000 square feet of commercial/retail floor area over the underlying R-3 zoning.

**EXISTING LAND USE AND ZONING:**

Agriculture, Residential      AG Agricultural

**SURROUNDING LAND USE AND ZONING:**

North:	Agriculture, Residential	AG, AGR
South:	Agriculture, Residential	AG
East:	Agriculture	P
West:	Residential	AGR

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F23** - This site is designated as urban residential land use in the Land Use Plan.

**Page F27** - Urban Growth Tiers - This site is in Tier 1, Priority Areas A and B of the City's Future Service Limit.

**Page F28** - The Comprehensive Plan includes three tiers of growth for the City of Lincoln. Tier I reflects the "Future Service Limit," where urban services and inclusion in the city limits are anticipated by 2025. Infrastructure planning, especially for water and sanitary sewer facilities, can reach beyond the 25 year time horizon to 50 years and further. Tier I defines the City of Lincoln's near term growth area – generally a 40 square mile area which could reasonably expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City.

**Page F46** - Center Size - Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet.

**Page F47** - Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection – locations 1/4 to 1/2 mile from major intersections are encouraged, particularly if there is to be more than one commercial center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative. New Neighborhood Centers will typically range from 50,000 to 250,000 square feet of floor area per square mile of urban use. However, when neighborhood centers follow most, if not all, of the criteria listed below it would be appropriate to develop two neighborhood centers within a square mile of urban use, each center having a floor area up to approximately 200,000 square feet.

**Page F47** - Floor Area Incentive - These criteria will serve as a guide to future actions until they are formalized and included in the zoning ordinance:

- The center shall be located in a neighborhood with greater residential density, than is typical for a suburban area, and the center itself contains higher density residential uses (density above fifteen dwelling units per acre) integrated within the development. This criteria is mandatory for any center proposing to utilize the incentive.
- Provide a significant mix of uses, including office, service, retail, residential and open space — far more than typical single use centers. Multi-story buildings are encouraged.
- Integrate some light industrial or manufacturing uses within the center (does not apply to neighborhood centers).

- Provide public amenities such as recreational facilities, significant open space, plazas, public squares and other types of public facilities or meeting areas.
- Are supported by a street network with significant traffic capacity in the future, rather than on streets that already have significant commercial development.
- Provide for even greater pedestrian orientation in their layout, physical arrangement of buildings and parking buildings shall be oriented to pedestrians.
- Provide for transit opportunities in the center design.

**Page F57 - The Greenprint Challenge** - Seek early identification of areas to be preserved – While planning for future growth is integral to this Comprehensive Plan, it is equally important that environmental resource features be accorded similar attention. The community should invest planning resources into the early identification of those areas most valued as part of the Greenprint Challenge. This principle supports the notion of “getting ahead of the game” by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

- Make “green space” an integral part of all environments – “Green space” can come in a wide variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.

**Page F67 - Guiding Principles for New Neighborhoods**

- Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;
- Similar housing types face each other: single family faces single family, change to different use at rear of lot;
- Parks and open space within walking distance of all residences;
- Multi-family and elderly housing nearest to commercial area;
- Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;
- Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

**Page F95 - The Bicycle and Trails Plan** shows the trail along both Yankee Hill Road and South 70<sup>th</sup> Street.

**Page F156 - Subarea Planning** - By reference the Southeast Lincoln/Highway 2 Subarea Plan is included in the Comprehensive Plan.

**Southeast Lincoln/Highway 2 Subarea Plan:**

**Executive Summary** - There has been significant effort spent over the past several years to study the transportation impact of commercial development in this area. This subarea plan provides for approximately 2.3 million square feet of additional space. That is more than double the amount of space in Gateway Mall and is in addition to the existing 1.4 million SF in the vicinity of Edgewood. Proposals to substantially increase this amount of commercial space may argue that more commercial sites can be developed without any traffic impact on the transportation network. While the transportation impact will continue to be reviewed, it is well established that as commercial space increases there will be an impact on the road network. One of the most important actions a community can take to address concerns about traffic congestion is to make wise land use decisions in advance of development.

**Page 6 - Provide Effective Land Use Transitions** - Provide appropriate transitions from commercial to residential land uses. Within commercial areas, office and lower intensity commercial uses along with appropriate buffer areas should be developed as a transition to adjacent residential areas.

**Page 8** - Designates urban residential land use for this site.

**UTILITIES:** Streets - The area is generally bounded by South 70 and 84<sup>th</sup> Streets to the west and east, and by Yankee Hill Road on the north. Yankee Hill Road and South 84<sup>th</sup> Street are classified as principal arterial streets, and South 70<sup>th</sup> Street is a minor arterial. South 70<sup>th</sup> and South 84<sup>th</sup> Street are paved county roads, while Yankee Hill Road has a gravel surface.

Sanitary Sewer - Sewer is not yet available to this site. This project is dependent upon completion of the Beal's Slough relief sewer Phases I and II, and the extension of the Upper Beal's Slough trunk sewer to South 70<sup>th</sup> Street and Yankee Hill Road. Funding for Phases I and II is shown in the Capital Improvements Program (CIP) for years 2005-2007. The Upper Beal's Slough trunk sewer project is currently under design, and is expected to be substantially completed by October, 2006.

Water - Water service is not available to the site and must be extended to serve it. The only funds in the CIP for water mains in this area are those to construct a 16" water main in South 70<sup>th</sup> Street from Pine Lake Road to Yankee Hill Road in 2006. However, depending upon site grading this entire development may not be able to be served by that pressure district. Extending a water main in South 84<sup>th</sup> Street from a different pressure district may better serve this development. Public Works/Water is working with the developer to determine which extension is more efficient.

**TRAFFIC ANALYSIS:** The development will be served by the adjacent arterial streets, which are not improved to City standards. There is no funding in the current six-year CIP to improve any of these streets adjacent to the project, except for a 1/4-mile section of South 70<sup>th</sup> Street south of Yankee Hill Road. The developer is proposing to construct the south one-half of Yankee Hill Road to City standards (to be reimbursed later by the City), and to install temporary asphalt turn lanes in South 70<sup>th</sup> and South 84<sup>th</sup> Streets as called for in the traffic study. The developer will be required to make the specific off-site improvements in the street system to accommodate this development as part of the annexation agreement currently under review by City staff.

### **ANALYSIS:**

1. The site plan submitted shows a conceptual layout for the entire 357 acre Woodlands at Yankee Hill development. However, the project is to be phased, and these requests for annexation and a PUD only apply to that portion of the site which is shown as a shaded area on Sheet 1 of 5 of the attached site plan. The unshaded portion is a future Phase II.
2. The proposed development is not adjacent to the city limit and cannot be annexed until it is. The annexation request also includes the City water tower site at the northeast

corner of the project, along with an approximate 40-acre portion of the City-owned tract east of South 84<sup>th</sup> Street, identified as the future site of Jensen Park. Making the city-owned tracts part of this request gets the site adjacent to the preliminary plat for Jensen Park Estates which is located northeast of the intersection of South 84<sup>th</sup> Street and Yankee Hill Road. When that project is annexed, this request will be contiguous and eligible for annexation. The director's letter review for Jensen Park Estates was completed on December 10, 2004 but revised plans have not yet been submitted. Staff anticipates the project to be moving ahead in the near future, however the timing is dependent upon the extension of sanitary sewer either from the north or from South 70<sup>th</sup> and Yankee Hill Road to South 84<sup>th</sup>.

3. The area of the Phase I is approximately 163 acres, and includes 500 dwelling units and 324,000 square feet of commercial and office floor area. The land use table provides information for the entire development, and must be revised to provide a breakdown for Phases I and II. The units and floor area for Phase I are to be allowed as part of this request.
4. Generally, the required public infrastructure is not in place to serve this development. Additional improvements are required in the surrounding arterial streets to serve this development, improvements which are not currently funded in the six-year CIP. The traffic study calls for turn lanes to be installed in South 70<sup>th</sup> and South 84<sup>th</sup> Streets, and the City is requiring the south one-half of Yankee Hill Road to be built. The developer will be responsible to install these improvements, but is asking to be reimbursed through directed impact fees for the improvements in Yankee Hill Road when the funds become available. In their review Public Works notes deficiencies in the proposed improvements which must be corrected to their satisfaction.
5. Funding is shown in the CIP to extend sanitary sewer to a point near South 70<sup>th</sup> Street and Yankee Hill Road, and this project can be served by it. However, that sewer line must also be extended another mile east to serve the Jensen Park Estates development, a project that must be annexed so this development is contiguous to the city limit and also eligible for annexation.
6. Funding to construct a 24" water main in South 70<sup>th</sup> Street is shown in years 2005-2006 in the CIP. However, this entire development may not be able to be served by that water main's pressure district. The developer is in discussions with Public Works and Utilities to determine how the area can best be served, and the water main may ultimately be constructed in South 84<sup>th</sup> Street which allows connection to a different water pressure district and resulting in better service to the area.
7. This PUD establishes the street network, the intersections with arterial streets, the residential density, and the amount of commercial/office floor area. Site grading and

drainage plans have not been provided at this time, but will be required to be submitted as part of an administrative amendment prior to issuance of any building permits.

8. Lot details are not shown for the commercial/office blocks (Blocks 1, 7, 34, and 35). The specific site layouts will be approved by administrative amendment prior to issuance of any building permits. It is noted that the Comprehensive Plan calls for neighborhood centers to be in the 150,000 to 250,000 square foot range. It also provides floor area incentive criteria, which when included as part of commercial developments can allow two commercial centers of approximately 200,000 square feet in area within a single square mile. Compliance with these criteria will be reviewed at the time of administrative amendments for the site layout of the commercial areas. Corrections to the site notes are required to include provisions for the specific requirements.
9. The following waivers have been requested:
  - A. Transfer of sewage from one drainage basin to another - Public Works recommends denial of this request unless additional information is provided. The recommendation as part of this PUD is for conditional approval, but subject to submission of additional information as required by Public Works. The additional information is subject to Public Works' review and approval by administrative amendment, and they reserve the authority to deny this request based upon their review.
  - B. Allow sanitary sewer flow opposite street grades - The recommendation is for approval provided minimum and maximum sewer depths are exceeded as determined by Public Works.
  - C. Block length - The blocks that exceed 1,320' are Blocks 1, 2, 35, 38, 40, and 43. The waiver is appropriate for Blocks 1, 2, and 35 as the individual site plans will be approved by administrative amendment and a suitable internal private drive or roadway system can be required. The waiver is also appropriate for Block 40 because a street connection through the drainage/wetland area is not desirable. Acceptable street connections within Blocks 38 and 43 to eliminate the excess length can be made and the waiver is not appropriate.
  - D. Sidewalks in standard locations - This allows flexibility at the time of final platting to vary the actual location of sidewalks in the residential areas to accommodate different housing types. This waiver is appropriate but subject to review and approval at the time of final plats.
  - E. Approve landscape screening at time of building permits - An actual waiver to landscaping is not being requested, rather to allow the landscaping to be reviewed at the time of building permits. This request

- allows the landscaping to be designed around the specific site layout to be determined at a later time and is appropriate.
- F. Lots fronting onto a public street or private roadway - This allows lots internal to the commercial center to be surrounded by outlots that allow for common parking and access, and is acceptable if limited to that purpose.
  - G. Front, side and rear setbacks to 0' - This is to allow 0' setbacks for the attached single family dwellings, and also the commercial lots. This is acceptable provided a minimum 20' perimeter setback is provided for the commercial areas, and the minimum R-3 setbacks are provided at the perimeter of the attached-single family development where 0' setbacks in individual lots are used.
  - H. Sidewalk along the east side of South 70<sup>th</sup> Street to Country View Lane. This waiver is appropriate, but only to the extent that the sidewalk is waived along South 70<sup>th</sup> to Yankee Woods Drive. The proposed bike trail will be very near to South 70<sup>th</sup> Street in this area and can serve as both sidewalk and trail. However, beyond that point the separation distance between the street and trail is too great for it serve both purposes.
  - I. Lot width to depth ratio. This allows for some lots to be deeper than usual based the street layout to accommodate the natural terrain. The lot layout is conceptual and can vary at the time of final plats. The individual lots exceeding this requirement must be noted at the time of final plat and will be reviewed at that time.
  - J. Building height from 35' to 45' for multiple-family dwellings. This does allow flexibility to accommodate higher density, and provided the required perimeter setbacks per the Zoning Ordinance and Design Standards are provided it is appropriate.
  - K. Lot width from 50' to 40' - See 'L' below.
  - L. Lot area from 6,000 to 4,000 square feet - Waivers K and L are requested to allow flexibility in the design of higher-density "new urbanism" areas. It is appropriate to grant these waivers as part of the overall PUD, however the site layout of any residential areas which utilize these waivers must be reviewed by administrative amendment prior to development.
10. The bike trail system is shown in the Comprehensive Plan to extend along both South 70<sup>th</sup> Street and Yankee Hill Road in this area. The site plan however shows the trail meandering through the site to connect to the proposed Jensen Park site to the east. The route and location of the trail must be approved by the Parks and Recreation Department and shown as part of the plan prior to approval of any final plats. If the trail is located adjacent to the arterial streets, an additional 6' of right-of-right must be



provided to accommodate it. A sidewalk must also be provided along the east side of South 70<sup>th</sup> Street where the bike trail is not adjacent to the street. In those areas where the plan shows the trail in known wetlands, it must be relocated out of them.

11. Parks and Recreation also notes that parkland is required to be dedicated as part of the PUD. The site plan must be revised to show the required parkland in a location suitable to Parks and Recreation.
12. The Fire Department notes their only objection is that the lack of fire stations in this area limits their ability to provide the timely response that is expected by all residents of the city, and that the needs of fire protection are not addressed as new areas are annexed.
13. The Health Department notes that there is an underground high-pressure gas line in this area. The location of the pipeline must be shown on the plan, and the Health Department recommends that all property owners within 200' of the pipeline be notified of the pipeline's location. The Health Department also notes past problems with the septic systems in the Walnut Heights subdivision just north of the proposed PUD and recommends the area be annexed at this time. However, this area will not be adjacent to the city limit with the proposed annexation, but could be appropriate for annexation at such time the surrounding areas are annexed, likely as part of Phase II of this project.
14. Watershed Management had several comments relating to the floodplain and drainage. The comments must be addressed when the grading and drainage plans are subsequently reviewed by administrative amendment.
15. The recycling coordinator notes that either one of the commercial center would be good sites for a recycling drop-off. This could be included as part of the final plans at the time of administrative amendment for the commercial centers.

### **CONDITIONS:**

#### **Annexation #05015**

1. The applicant(s) will enter into an annexation agreement with the City of Lincoln.
2. The area proposed for annexation is contiguous to the city limit.
3. A revised metes and bounds legal description is provided.

## **Change of Zone #05068**

### **Site Specific:**

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
  - 1.1 Revise the plans as follows:
    - 1.1.1 Revise the land use table to show a breakdown for Phases I and II and correct inaccuracies in floor areas shown..
    - 1.1.2 Revise the notes showing subdivision signs to be either 5' high and 32 square feet in area, or 6' high and 20 square feet in area.
    - 1.1.3 Revise the General Notes as follows:
      2. This PUD permits 500 total dwelling units, 324,000 square feet of office/commercial floor area as shown in the land use table.
      6. Direct vehicular access shall be relinquished from South 70<sup>th</sup> Street, South 84<sup>th</sup> Street, and Yankee Hill Road except as shown.
      - 8&9. Locations of water, sanitary sewer, storm sewer, grading and drainage, paving, streets, lot lines and sidewalks subject to approval by administrative amendment in compliance with the Lincoln Municipal Code and the Design Standards except as specifically modified by the City Council with this PUD. Parking and landscaping to be approved at the time of building of building permits in compliance with Lincoln Municipal Code and the Design Standards.
      10. The sale of alcohol for consumption on and off the premises shall be permitted in those areas designated for office and commercial uses consistent with LMC Section 27.31.040. For the purpose of separation determination, areas not designated for commercial/office uses shall be considered residential districts as defined in LMC Section 27.31.040.
      13. All permitted, conditional, and special permitted uses as defined in LMC Chapters 27.15. 27.27. And 27.31 (R-3, O-3 and B-2 respectively) are allowed as permitted uses. O-3 and B-2 uses only allowed in Blocks 1, 7, 34, and 35.
      14. Single-family residential lot layout is conceptual, actual layout will be determined at the time of final plat subject to compliance with LMC Title 26.

16. Full roadway geometric design has been shown. The developers agree to construct the south 2 lanes of Yankee Hill Road and the additional temporary asphalt turn lanes in South 70<sup>th</sup> and South 84<sup>th</sup> Streets, or improvements as required per the approved annexation agreement.
17. Site plans for office/commercial uses, sites for other than residential uses, and sites with other than detached single-family to be approved by administrative amendment. Commercial/office areas to be reviewed for compliance with pedestrian oriented commercial uses with the center oriented to the neighborhood, completion of at least 400 multi-family units and at least 4.0 dwelling units per total acre inside the PUD, 50,000 square of office must be located on the second floor or above of a building, and inclusion of open space, such as a mini-park or plaza located within the commercial center or nearby. The developer's proposed dedication of nearly 20 acres of open space for public use fulfill this requirement for both proposed neighborhood centers. Open space must be open to the public, but may be either public or privately owned.

1.1.4 Revise the requested waivers as follows:

3. Delete.
5. Landscape screening to be approved at the time of building permits in compliance with Lincoln Municipal Code and the Design Standards.
7. Front, side, and rear yard setbacks are 0' except for those lots developed with detached single-family dwellings and multiple-family dwellings which must comply with the applicable setbacks per the R-3 district and Design Standards Section 1.2 for multiple-family dwellings.
8. Sidewalk along the east side of South 70<sup>th</sup> Street between Yankee Hill Road and Yankee Woods Drive.

1.1.5 Show a 20' setback around the perimeter of all office/commercial areas.

1.1.6 Revise the street names as required after review by Emergency Communications 911.

1.1.7 Show the extension of streets 300' beyond the boundary of the PUD, and revise the street layout to eliminate the need for block length waivers for blocks 38 and 43.

- 1.1.8 Show the bike trail in a location approved by the Parks and Recreation Dept.
- 1.1.9 Show parkland to the satisfaction of the Parks and Recreation Dept.
- 1.1.10 Show the high-pressure gas line and delineate the 220' hazard area.
- 1.1.11 Show a recycling drop-off point.
- 1.1.12 Show required easements per the LES review.
- 1.1.13 Indicate any tree masses to remain.
- 1.2 Grading, drainage, and utility plans to be submitted by administrative amendment to the satisfaction of Public Works and Utilities prior to final plats or issuance of building permits.
- 1.3 Make other corrections noted by Public Works and Utilities to their satisfaction.
- 1.4 Make other corrections noted by the Parks and Recreation Department to their satisfaction.
- 1.5 Revised metes and bounds legal description.
- 2. This approval permits modifications to the Zoning Ordinance and Land Subdivision Ordinance to allow the transfer of sewage from one drainage basin to another, to allow sanitary sewer flow opposite street grades, sidewalks in standard locations, approve landscape screening at time of building permits, lots fronting onto a public street or private roadway, front, side and rear setbacks to 0', sidewalk along the east side of South 70<sup>th</sup> Street between Yankee Hill Road and Yankee Woods Drive, block length in excess of 1,320' for Blocks 1, 2, 35, and 40, lot width to depth ratio, building height from 35' to 45' for multiple-family dwellings, lot width from 50' to 40', lot area from 6,000 to 4,000 square feet, and allows approximately 500 dwelling units and 324,000 square feet of commercial and office floor area.
- 3. City Council approves associated request ANN#05015.
- 4. If any final plat on all or a portion of the approved planned unit development is submitted five (5) years or more after the approval of the planned unit development, the city may require that a new planned unit development be submitted, pursuant to all the provisions of section 26.31.015. A new planned unit development may be required if

the subdivision ordinance, the design standards, or the required improvements have been amended by the city, and as a result, the planned unit development as originally approved does not comply with the amended rules and regulations.

5. Before the approval of a final plat, the private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosion control measures, storm water detention/retention facilities, drainage way improvements, streetlights, landscaping screens, street trees, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

6. Permittee agrees:

to complete the paving of all public streets and private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of all streets and private roadways as shown on the final plat within four (4) years following the approval of the final plat.

to provide the cash equivalent for sidewalks along unimproved South 70<sup>th</sup> South 84<sup>th</sup> Streets to be used to install the required sidewalks at such time as those streets are improved.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainage way improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of private and private street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along all streets within four (4) years following the approval of the final plat.

to provide the cash equivalent for street trees along unimproved South 70<sup>th</sup> South 84<sup>th</sup> Streets to be used to plant the required street trees at such time as those streets are improved.

to complete the planting of required landscape screens within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Planned unit Development.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs including any costs for any improvements in Highway 2 required to allow turning movements into this site.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access to South 70<sup>th</sup> and South 84<sup>th</sup> Streets, and Yankee Hill Road except as shown.

General:

7. Before receiving building permits:

- 7.1 The permittee shall have submitted administrative amendments and a revised final plan and the plans are acceptable.
- 7.2 The construction plans shall comply with the approved plans.
- 7.3 Final plats shall be approved by the City.
- 7.4 Applicant agrees to comply with the terms of the annexation agreement.

Standard:

8. The following conditions are applicable to all requests:

- 8.1 Before occupying the dwelling units and commercial buildings all development and construction shall have been completed in compliance with the approved plans.
- 8.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.

- 8.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 8.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 8.5 The City Clerk shall file a copy of the ordinance approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

---

Brian Will, 441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
September 28, 2005

**Applicants:** Carl Schmidt  
7541 Boone Trail  
Lincoln, NE 68516  
770.7356

SAP-SE, LLC  
8200 Cody Drive, Ste F  
Lincoln, NE 68512  
423.7377

Midwest Net Lease Investors  
8200 Cody Drive  
Lincoln, NE 68512  
423.7377

**Owners:** Carl Schmidt  
7541 Boone Trail  
Lincoln, NE 68516  
770.7356

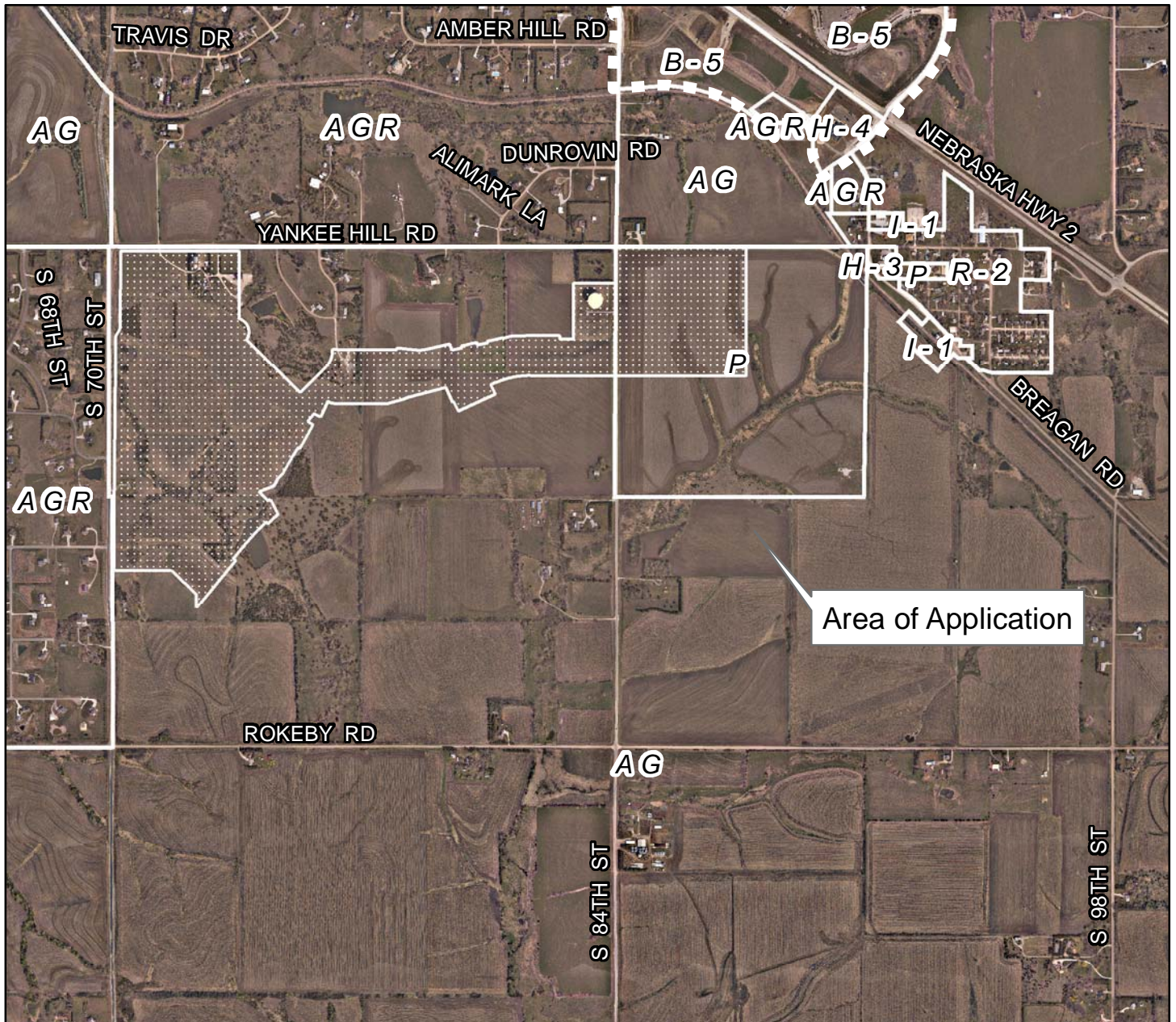
SAP-SE, LLC  
8200 Cody Drive, Ste F  
Lincoln, NE 68512  
423.7377

Midwest Net Lease Investors  
8200 Cody Drive  
Lincoln, NE 68512  
423.7377

Lee Hunt  
9705 South 98<sup>th</sup> Street  
Lincoln, NE 68526

**Contact:** Brian Carstens  
601 Old Cheney Road  
Lincoln, NE 68512  
434.2424





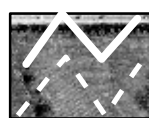
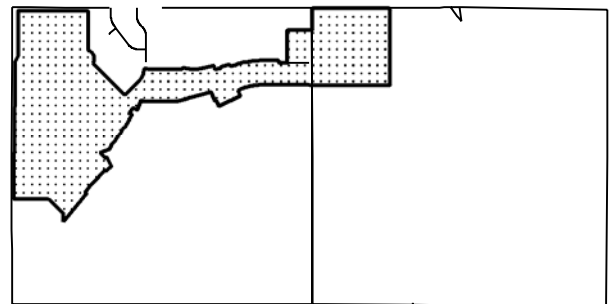
## Annexation #05015 The Woodlands at Yankee Hill S. 70th & Yankee Hill Rd.

2005 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

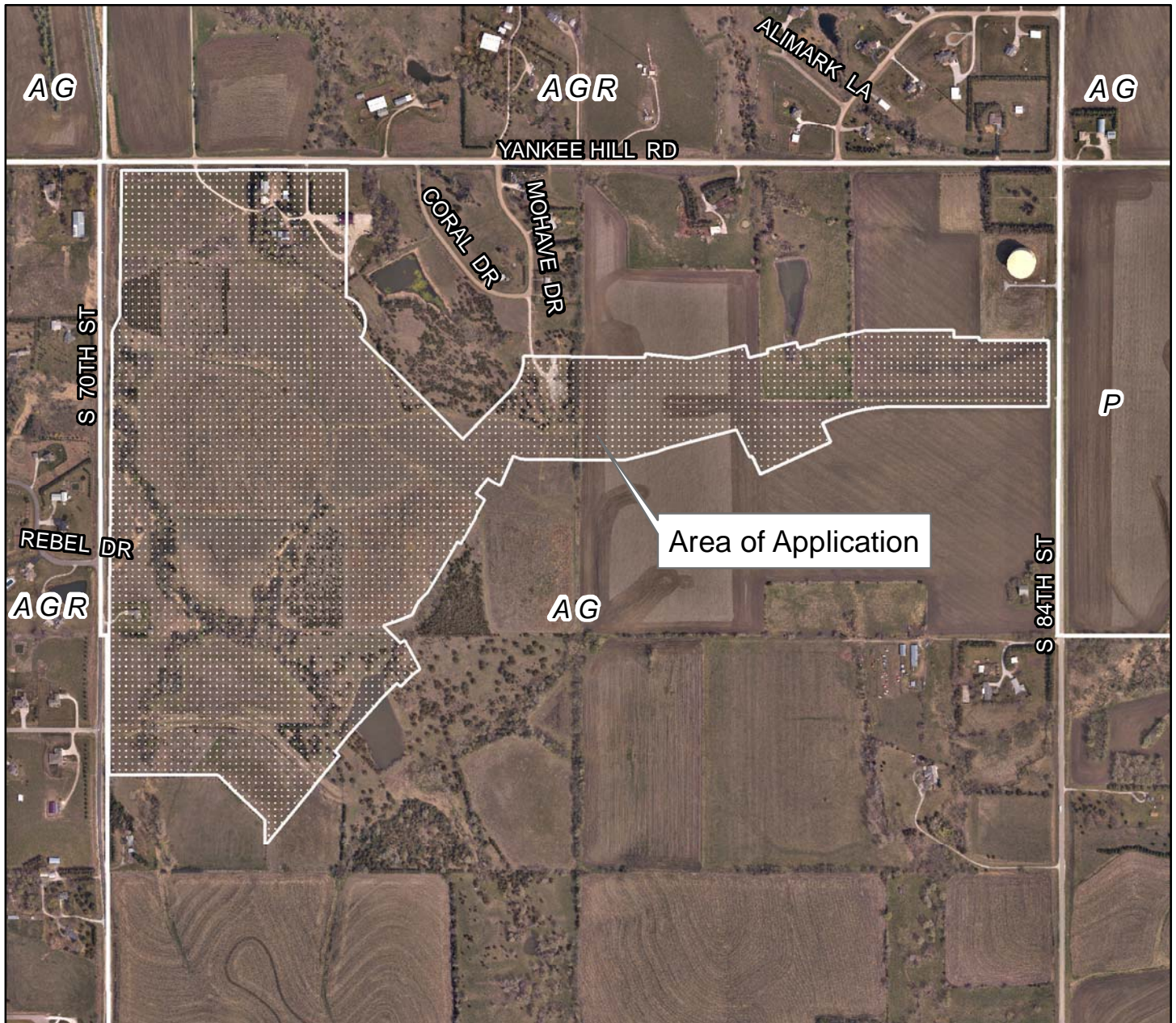
Two Square Mile  
Sec. 27 T9N R7E  
Sec. 26 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction





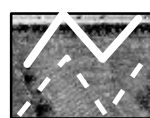
## Change of Zone #05068 PUD The Woodlands at Yankee Hill S. 70th & Yankee Hill Rd.

2005 aerial

### Zoning:

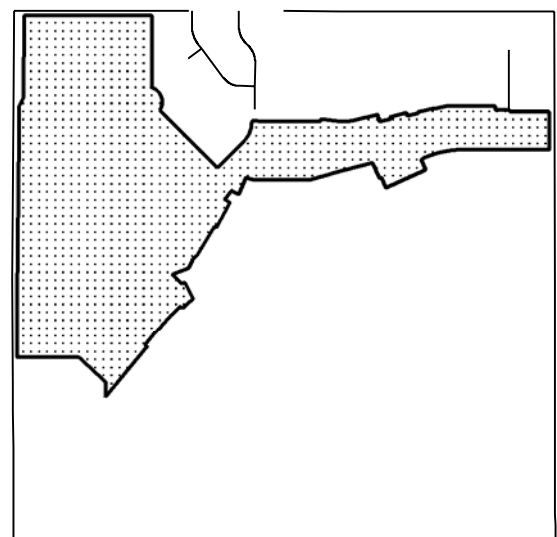
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
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H-3	Highway Commercial District
H-4	General Commercial District
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I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 27 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



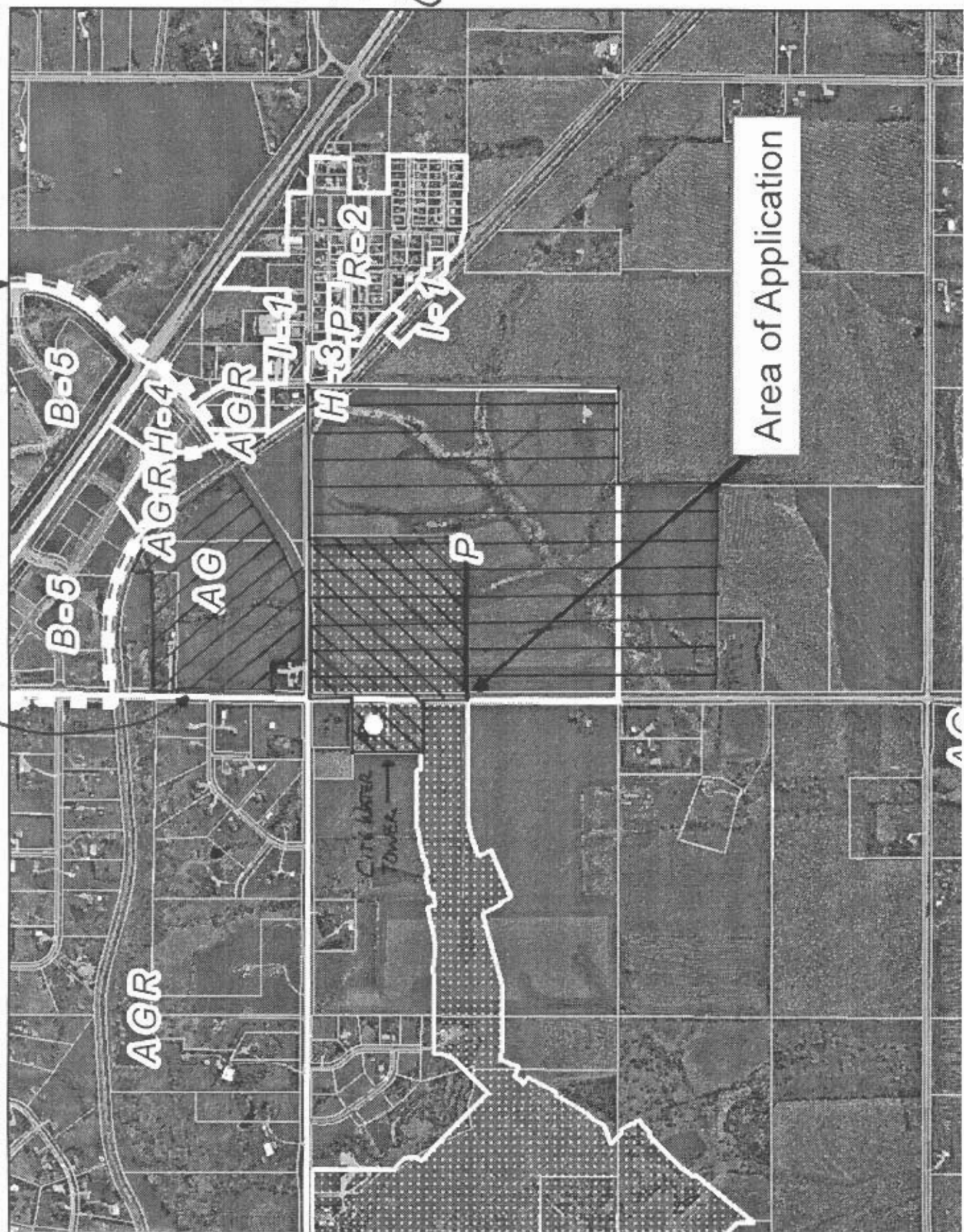




- CITY-OWNED LAND TO BE ANNEXED
- FUTURE JENSEN PARK (CITY-OWNED PARK SITE)

PROPOSED JENSEN PARK ESTATES (PRELIM. PLAN)

CITY LIMIT

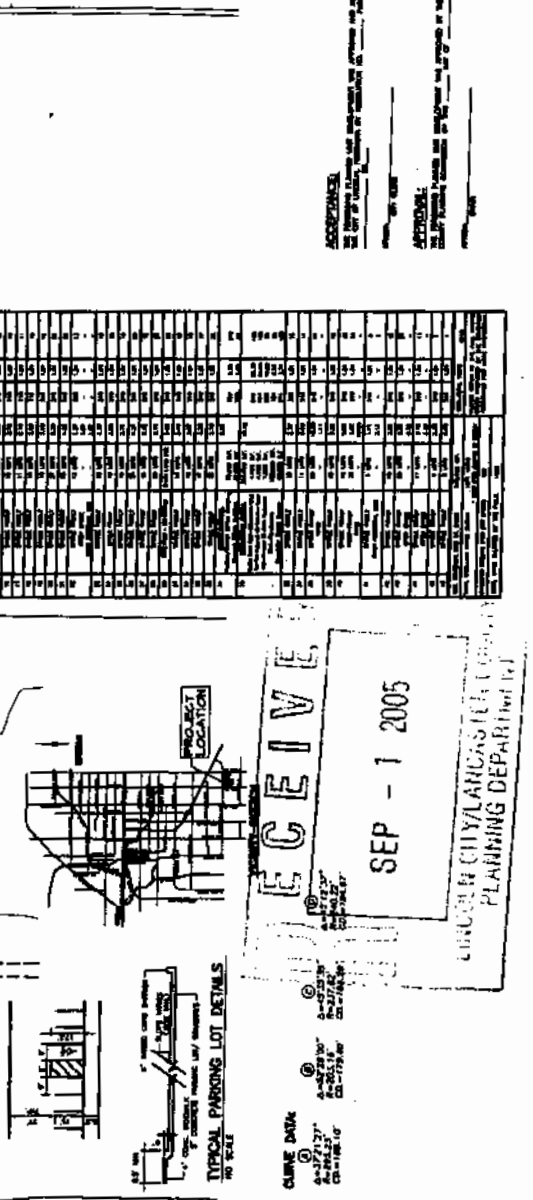


Area of Application

CITY WATER TOWER



2000

[illegible]

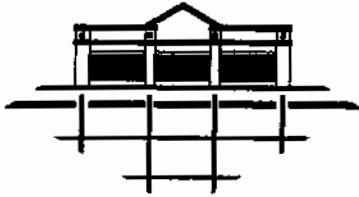
Dennis D. Simonds, L.S. 343

GENERAL NOTES:

1. THIS PLANNED UNIT DEVELOPMENT (P.U.D.) CONTAINS 162.98 ACRES
2. THIS P.U.D. SHALL PERMIT 1450 TOTAL DWELLING UNITS, 140,000 SQUARE FEET OF OFFICE/ MEDICAL USE, 345,000 SQUARE FEET COMMERCIAL/ RETAIL USE AS IDENTIFIED IN THE LAND USE TABLE.
3. ALL REGULATIONS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY, EXCEPT AS PROVIDED HEREIN AND/OR SPECIFICALLY MODIFIED BY THE CITY COUNCIL THROUGH THE ADOPTION OF THE DEVELOPMENT PLAN.
4. ALL SIGNAGE SHALL CONFORM TO SECTION 27.69.340 OF THE L.M.C. UNLESS SPECIFICALLY MODIFIED BY THE CITY COUNCIL. HOWEVER, POLE SIGNS SHALL BE PROHIBITED WITHIN THE LIMITS OF THIS P.U.D. DETAILS OF SIGNAGE SHALL BE SHOWN AT THE TIME OF BUILDING PERMITS.
5. PRIVATE ROADWAYS SHALL BE PERMITTED BY ADMINISTRATIVE AMENDMENT.
6. DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED FROM SOUTH 70TH STREET, YANKEE HILL ROAD, AND SOUTH 84TH STREET.
7. ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1886.
8. LOCATIONS OF WATER, SANITARY SEWER, STORM SEWER, GRADING & DRAINAGE, PARKING, PARKING, SIDEWALKS, LANDSCAPING WILL BE SHOWN AT TIME OF BUILDING PERMITS, IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS, UNLESS SPECIFICALLY MODIFIED BY THE CITY COUNCIL THROUGH THE ADOPTION OF THE DEVELOPMENT PLAN.
9. THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES, ON OR OFF THE PREMISES SHALL BE PERMITTED WITHIN THOSE AREAS DESIGNATED FOR OFFICE/COMMERCIAL USES CONSISTENT WITH L.M.C. 27.31.040.
10. EXACT LOCATION OF ALL EASEMENTS SHALL BE SHOWN AT THE TIME OF FINAL PLATS.
11. COMMON ACCESS EASEMENTS ARE HEREBY GRANTED ON ALL PARKING LOTS, DRIVING AISLES, AND SIDEWALKS.
12. PERMITTED, CONDITIONAL, SPECIAL PERMITTED USES AS DEFINED IN CHAPTERS 27.15, 27.77, AND 27.31 OF THE L.M.C. (P-3, O-3 & B-2 RESPECTIVELY) SHALL BE APPROVED UNDER THIS P.U.D.
13. DEFINE HEIGHT AREA DENSITY REQUIREMENTS
14. PROVISIONS BY THE DEVELOPER SHOULD BE MADE FOR RETAINING AS MUCH TREE MASS AS POSSIBLE.
15. FULL ROADWAY GEOMETRIC DESIGN HAS BEEN SHOWN. THE DEVELOPERS AGREE TO CONSTRUCT THE SOUTH 2 LANES OF YANKEE HILL ROAD AS PART OF THE ANNEXATION AGREEMENT AND THE ADDITIONAL TEMPORARY ASPHALT TURN LANES IN S. 70TH AND S. 84TH STREETS.

REQUESTED WAIVERS:

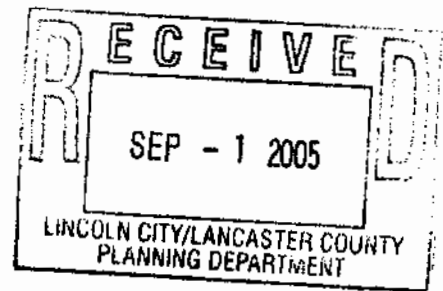
1. TRANSFER OF SANITARY SEWER FROM ONE DRAINAGE BASIN TO ANOTHER
2. SANITARY SEWER RUNNING OPPOSITE OF STREET GRADE
3. BLOCK LENGTH
4. SIDEWALKS IN STANDARD LOCATION
5. LANDSCAPE SCREENING TO BE APPROVED AT TIME OF BUILDING PERMIT
6. LOTS IN COMMERCIAL AREAS FRONTING UPON/ TAKING ACCESS FROM PUBLIC STREETS/ PRIVATE ROADWAYS
7. FRONT YARD, SIDE YARD, REAR YARD SETBACKS SHALL BE REDUCED TO 0 FEET, UNLESS SPECIFICALLY SHOWN ON THE DEVELOPMENT PLAN. TO BE SET BY ADMINISTRATIVE AMENDMENT.
8. SIDEWALKS ALONG EAST SIDE OF S. 70TH STREET FROM YANKEE HILL ROAD TO COUNTRYVIEW ROAD.
9. LOT WIDTH TO DEPTH RATIO.
10. LOT AREA.
11. LOT WIDTH.



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 1, 2005

Mr. Marvin Krout, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508



RE:               **THE WOODLANDS AT YANKEE HILL**  
                      **SOUTH 70<sup>TH</sup> TO 84<sup>TH</sup> & YANKEE HILL ROAD**  
                      **ANNEXATION & CHANGE OF ZONE FROM 'AG' TO 'R-3/ P.U.D'**

Dear Marvin,

On behalf of R.C. Krueger Development Company and Carl and Vicki Schmidt, we submit the above mentioned zoning applications for your review.

The Woodlands at Yankee Hill is a proposed 'R-3' PUD located on the South side of Yankee Hill Road, from South 70<sup>th</sup> to South 84<sup>th</sup> Street. The site contains approximately 360 acres. The site is shown as urban residential and Tier 1, Priority A (northern portion), Priority B (southern portion) and Tier 2 in the far southeastern portion of the site, in the Comprehensive Plan.

The Woodlands at Yankee Hill is a proposed R-3 P.U.D. with a mix of approximately 1,000 single family/ single family attached residences and 450 multi-family units. We are planning for 140,000 square feet of general/ medical office space and approximately 345,000 square feet of commercial/ retail uses. The commercial uses are shown at the southeast corner of South 70<sup>th</sup> and Yankee Hill Road, and approximately ¼ mile south of 84<sup>th</sup> and Yankee Hill Road.

There will be 26 acres of park and open space in the development, mainly in the area of the existing unnamed tributary to Beal Slough. A bike trail is planned through this open space and could eventually connect to the Jensen Park, immediately east of the site.

We are requesting annexation of Jensen Park and the 84<sup>th</sup> and Yankee Hill Road water tower site along with our annexation. With these parcels being annexed at this time, we will be 'contiguous' to the city limits, without annexing the acreages to the north at this time.

We are requesting waivers of the following zoning and subdivision regulations at this time. Some waivers may never be used, however, requesting these waivers now, saves staff review time, as well as the overall timeline for the approval of the PUD.

**Waiver of sanitary sewer from one drainage basin to another-**

This entire site can be sewerred to the Beal Slough drainage basin with careful grading. This is a common practice in this drainage basin.

**Waiver of sanitary sewer running opposite of street grades-**

This is a commonly approved waiver, as long as minimum and maximum sewer depths are not violated.

**Waiver of block length-**

Block lengths may exceed 1,320 feet in commercial area, and multi-family area, depending on interpretation, therefore the request is being made at this time.

**Waiver of sidewalks in standard locations-**

Sidewalks may be 'meandered' in the area along south 70<sup>th</sup> Street. Other locations may arise, once final plans are prepared.

**Waiver of landscape screening to be approved at time of building permits.-**

Without actual site plans in the commercial areas, it is hard to determine what landscape screening will be required at this time.

**Lots in commercial areas fronting upon and taking access to public streets or private roadways-**

It is possible that individual lots or pad site lots will be created in the future. These lots will have access through common access easements.

**Waiver of front, side and rear yard setbacks to 0 feet-**

Specific setback details will be shown by administrative amendments as development occurs. Some setbacks have been shown in the commercial areas on the plans.

**Waiver of Sidewalks on the east side of S. 70<sup>th</sup> - Yankee Hill Road to Country View Lane-**

We are proposing a bike trail that meanders along the creek in this area. There is no need for an additional sidewalk near the street pavement.

**Waiver of lot width to depth ratio-**

Some of the 'new urbanism' lots and a few lots adjacent to existing acreage lots may need this waiver due to their location.

**Waiver of building height from 35 feet to 45 feet-**

This waiver will allow for taller interior spaces (ie- 9 foot ceilings) and attractive roof pitches on the multi-family buildings.

**Waiver of lot width from 50 feet to 40 feet and lot area from 6,000 sf to 4,000 sf.**

This waiver will allow for clustered housing in the new urbanism area, and the potential for alternative housing/ lot choices when the final plan is being created.



We have also had the Flatwater Group look at alternatives for the stormwater requirements. They determined that "preliminary hydrologic modeling indicates that strategically placed detention upstream of the planned Dempster Drive, Rebel Drive and Yankee Woods Drive will allow for the 100 year post development discharge to meet the discharge criteria of 1,337 cfs exiting the project."

Tom Riley goes on to state, "The drainage reach plan will off the opportunity to retain existing riparian vegetation, tree masses, and stabilize the channel. The reach, in its current state can accommodate the introduction of a two stage channel. Two-stage channel design allows for the development of a meandering stream bed (primary stage) that represents the channel conditions for the reach. The secondary stage accommodates flood flows for larger events. This type of design, coupled with strategic detention will offer an aesthetically pleasing, functional, and stable stormwater conveyance system. Additionally, this type of design will allow for introduction of low maintenance vegetation such as the "prairie in the park" concepts that have been successfully introduced by the Parks and Recreation Department. "

We are excited about this project, as we have been working with Planning and other City staff for several months. We have also submitted a 'draft' annexation agreement, to be reviewed at this time. We wish to have the annexation agreement cover the entire development, not just the area we are annexing with this application.

Please do not hesitate to contact me if you have additional questions.

Sincerely,



Brian D. Carstens

Cc: R.C. Krueger Development Company, Inc.  
Carl and Vicki Schmidt

Enclosures: 24 copies of the site plan and cover page  
8 copies of the preliminary drainage study  
8 copies of preliminary street grades  
Application for a Change of Zone/ PUD  
Application Fees  
3 copies of the Traffic Impact Report  
Certificate of Ownership  
6 copies of the 'draft' annexation agreement



# Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities  
Dennis Bartels Public Works and Utilities

Subject: The Woodlands at Yankee Hill PUD CZ05068

Date: September 29, 2005

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Woodlands at Yankee Hill PUD, located on the southeast corner of 70<sup>th</sup> and Yankee Hill. Specific detailed plans meeting preliminary plat submittal requirements will need to be submitted and administratively approved prior to the approval of any final plats in this PUD. These plans must be in accordance with all design standards unless waived by this generic PUD. Development Services has the following general comments about this generic PUD:

**Sanitary Sewer** - The following comments need to be addressed.

- (1.1) There is currently not City sanitary sewer available for this site. The 2005-2011 CIP shows the necessary sewer required to serve this site in the 2005-2006 time frame.
- (1.2) General Note #8 is unsatisfactory. Any required sanitary sewer, water main, storm sewer, street paving, or grading/drainage information that is not part of this conceptual PUD will need to be shown on subsequent administrative amendments.
- (1.3) There is not enough information to determine whether or not the requested waiver of design standards to drain sanitary sewer from one basin to another. The waiver will need to be withdrawn or additional information needs to be provided. Otherwise Public Works denies this waiver request.
- (1.4) The waiver of design standards to construct sanitary sewer opposite street grades is satisfactory subject to Public Works review of specific locations identified in subsequent administrative amendments.

**Water Main** - The following comments need to be addressed.

- (2.1) There is currently not City water available to serve this site. The 2005-2011 CIP shows the necessary water mains required to serve this site in the 2005-2006 time frame. The connections from the water system within this site to the water transmission system will need to be coordinated with the water department.
- (2.2) General Note #8 is unsatisfactory. Any required sanitary sewer, water main, storm sewer, street paving, or grading/drainage information that is not part of this conceptual PUD will need to be shown on subsequent administrative amendments.

**Grading/Drainage** - The following comments need to be addressed.

(3.1) Detailed detention calculations have not been received and will need to be submitted with subsequent administrative amendments prior to the approval of any final plat for this PUD.

(3.2) Proposed grading contours have not been provided with this submittal. Since street grade profiles and storm sewer design calculations have been shown on the plans, the proposed grading contours need to be provided in order to conduct a proper review. If the proposed grading is not to be provided with this submittal, Public Works does not approve the street grade profiles or storm sewer calculations and reserves the right to require revisions to the street grades and storm sewer design information in required subsequent administrative amendments.

(3.3) The required minimum flood corridor easements need to be shown on these plans.

(3.4) The current FEMA floodplain needs to be shown on these plans. The plans indicate grading that will potentially raise flood plain elevations. The "no net rise" requirement will need to be addressed.

**Streets/Paving** - The following comments need to be addressed.

(4.1) The street system is satisfactory for a conceptual PUD. However, there is not enough information to determine design standard conformance for the street system in this PUD. Curve data and tangent lengths are not provided. Street grades are provided, however, since site grading has not been provided and adequate lot drainage cannot be verified, it cannot be determined whether or not the street grades are satisfactory. If this information is not to be shown on these plans, Public Works does not approve the street layout or street grades and reserves the right to require revisions to the street system and street grades at such time as the information is provided with subsequent administrative amendments and a proper review is conducted. If the applicant wishes to have the street system and street grades approved with this submittal the PUD will need to be resubmitted with the required information.

(4.2) The submitted traffic study indicates the need for 300' of storage for the north bound left turn lane in 73<sup>rd</sup> Street at Yankee Hill Road. It appears from the plans that the driveway stub to the west is significantly closer to Yankee Hill than the 300' indicated in the study. Although this is supposed to be a conceptual site plan, if a driveway is to be shown, it should be located at the required distance or the median in 73<sup>rd</sup> Street should be shown extended past the driveway to the required spacing.

(4.3) The submitted traffic study indicates the need for a 150' north bound right turn lane in 73<sup>rd</sup> Street at Yankee Hill Road. It appears the turn lane shown is less than the 150' required. The plan needs to be revised to show the required length of turn lane.

(4.4) The right turn lanes for the proposed driveways in Yankee Hill Road and South 70<sup>th</sup> Street for the commercial corner lot in the northwest corner of the plat will need to be constructed at the required 200' length and will be the responsibility of the developer.

(4.5) Yankee Hill Road is currently a gravel road and will be required to be improved to urban standards prior to any connections to Yankee Hill being made from this plat. The current CIP does not show any improvements scheduled for this section of Yankee Hill Road. General Note #16 refers to paving the south two lanes of Yankee Hill Road to be reimbursed at a later date. If two lanes of the future urban section is agreed upon by the City, temporary turn lanes at the proposed intersections will need to be constructed at the developers expense.

(4.6) Temporary turn lanes will be required to be constructed in 70<sup>th</sup> or 84<sup>th</sup> Streets if connections to the streets are made prior to the improvement of the streets to urban sections. The temporary improvements will be the responsibility of the developer.

(4.7) The requested waiver of design standards for not fronting commercial lots on public or private streets is satisfactory subject to Public Works review of specific locations. This waiver does preclude any requirements pertaining to sanitary and water services.

**General** – The complete preliminary plat information required for the entire PUD should be required prior to approval of a final plat for any portion of this development.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



Status of Review: Active

Reviewed By ANY

Comments:

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Status of Review: Complete

09/12/2005 1:37:38 PM

Reviewed By 911 ANY

Comments: 091205 911 awaiting addition of site plan for review.

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Status of Review: Approved

Reviewed By Alltel ANY

Comments:

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Status of Review: Active

Reviewed By Building & Safety ANY

Comments:

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Status of Review: Approved

09/06/2005 5:45:06 PM

Reviewed By Building & Safety BOB FIEDLER

Comments: OK on change of zone . will review hydrant placement at a later date? will this come through for another review?

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Status of Review: Approved

09/08/2005 10:26:52 AM

Reviewed By Fire Department ANY

Comments: Upon review of Change of Zone (PUD) # CZ05068, the only objection we have from the perspective of our department is the lack of fire stations in the area that allows us to provide the timely emergency response that is expected by all citizens of our city. We keep annexing land but are not addressing the needs of fire protection to these areas.

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Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Brian Will DATE: September 14, 2005

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: The Woodlands at

EH Administration Yankee Hill

CZ #05068 AN #05015

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

According to the LLCHD's Geographic Information System (GIS) records, a twelve inch high pressure underground natural gas pipeline is located to the north of this proposed development. See the attached GIS map for the location of this underground pipeline. The LLCHD calculated a hazard area of approximately 220 feet on each side for this pipeline using the hazard area equation from report entitled, "A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines" prepared by Mark J. Stephens from C-FER Technologies. A hazard area or high consequence area is defined as the area within which the extent of property damage and the chance of serious or fatal injury would be expected to be significant in the event of a worst case scenario rupture failure.

At this time, there are no regulations that prohibit the location of occupied buildings within hazard areas. However, the LLCHD recommends that future owners and/or lessees of buildings located within the projected hazard area, depicted in the attached map, be advised of the natural gas pipeline's presence and location.

The on-site wastewater treatment system serving the existing building located on Block 1 will have to properly abandoned when sanitary sewer becomes available.

The water well located on Block 1 will have to be properly decommissioned when city water becomes available. The well use may continue if the well is permitted by LLCHD.

The four residences located in Walnut Heights have each experienced septic system failures in the past. The LLCHD recommends that annexation include these residences.

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

The proposed development is located within the Country Meadows Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease

the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.

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Status of Review: Active

Reviewed By Lancaster County Sheriff Department

ANY

Comments:

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Status of Review: Active

Reviewed By Law Department

ANY

Comments:

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Status of Review: Approved

09/26/2005 9:55:16 AM

Reviewed By Lincoln Electric System

JIM HENNESSY

Comments: Alltel, Time Warner Cable, and LES will require the additional easements marked in red on the map, along with blanket utility easements in all areas, as noted.

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Status of Review: Approved

09/26/2005 9:09:52 AM

Reviewed By Lincoln Police Department

DON SCHEINOST

Comments: Mr. Will,

I have reviewed The Woodlands at Yankee Hill change of zone, CZ05068 and annexation plans. The Lincoln Police Department does have a concern. The Lincoln Police Department has concern relating to the request for a waiver of block length. Extended block lengths can cause problems for emergency vehicles responding to emergency situations. Extended blocks cause additionally cause problems during construction, at times of accidents, or in other emergency situations that require the block to be shut off to other traffic. As we provide services to the citizens of Lincoln, we do not want our responses to be hampered by extended block lengths that can be avoided prior to being built.

Sergeant Don Scheinost  
Lincoln Police Department

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Status of Review: Denied

09/15/2005 2:16:59 PM

Reviewed By Parks & Recreation

ANY

- Comments:
1. Plans need to identify trail continuation south to Rebel Drive to County View Road to 70th Street. An additional 6' of ROW required from County View Road south.
  2. A separate trail going southeast of Rebel Drive has been identified on the plans. Please note, this pedestrian connection is the financial responsibility of the developer and/or future homeowners association both in initial costs and maintenance, including snow removal.
  3. All open space is the maintenance responsibility of the developer and/or future homeowners association.
  4. 5-6 acres of park land is required for the application and needs to be identified and approved by the Parks Department.
  5. Block 38 indicates a pedestrian connection to the park. However, the identified link is not adequate in size for park access.
  6. Adequate street frontage are required for the park and must be identified on the plans.
  7. An additional 6' of ROW along Yankee Hills Road for bike trail.
- 

Status of Review: Denied

09/26/2005 9:05:32 AM

Reviewed By Parks & Recreation

ANY

Comments: The only reason we would need the easement is if the Railroad is abandoned, then we would want to connect from the railroad south along 84th to Yankee Hill which is where the future trail is shown. We would like to include in the agreement that if at some point in time the RR is abandoned, then we would want them to grant us an easement for the trail at no cost? It would probably be an addl. 6 feet if the ROW is already 120 feet.

We did something like this on the property between Holdrege and Leighton and just west of 84th where we show a possible trail if 84th is widened and we can't keep it along 84th, a property Brian Carstens developed.

T

Terry

BWill@ci.lincoln.ne.us wrote:

> Terry,

>

- > At last weeks developer negotiation meeting with EDC on the Jensen Park
  - > project, the question came up about the trail along Yankee Hill Road and
  - > whether it extends up South 84th Street adjacent to Hampton's project as
  - > shown in the Comp Plan. Does it still extend up South 84th to about
  - > mid-section before cutting west, or has that leg been deleted? Thanks.
-

Status of Review: Denied

09/26/2005 9:27:39 AM

Reviewed By Parks & Recreation

ANY

Comments: Steve: Thanks for your message. As you know, we're working on developing a master plan for the site, and then a funding strategy. I'm most comfortable with the proposal of annexing 40 acres that are within the future service limits at this time. I assume that zoning will need to be established with annexation - are you thinking that "P" zoning is appropriate? Thanks, Lynn

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Status of Review: Routed

Reviewed By Planning Department

SARA HARTZELL

Comments:

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Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

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Status of Review: Approved

Reviewed By Planning Department

ANY

Comments:

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Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:

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Status of Review: Active

Reviewed By Public Utilities - Wastewater

ANY

Comments:

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Status of Review: Active

09/26/2005 9:16:55 AM

Reviewed By Public Works - Development Services

ANY

Comments: Brian,

I will not be at Thursday's meeting and offer the following comments:

The trunk line from PLR and 66th to YH and 70th is currently under design and is expected to bid this winter with construction in spring with a substantial completion date of October 2006.

The general layout of the sanitary sewer needs to show sizing, and lines to edges of development with the expected contributing acres from off site.

We do not agree to the payback in 60 days as outlined in section 6 of the annexation agreement.

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Status of Review: Active

Reviewed By Public Works - Long Range Planning

ANY

Comments:

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Status of Review: Active

09/26/2005 9:12:57 AM

Reviewed By Public Works - Watershed Management

ANY

Comments: Below are Watershed Management's comments for The Woodlands at Yankee Hill PUD.

1. □ Detention calculations for this site must be submitted and reviewed with future amendments to this plan. Detention locations shown on this plan may not be adequate and may require larger ponds or ponds in other locations that may impact the lot layout shown.

2. □ A "Minimum Flood Corridor" is required along the main tributary that runs through this development. The "Minimum Flood Corridor" for this tributary must be delineated and shown on the plan.

3. □ The floodplain delineation shown on the plan sheets is noted as being from the Beal Slough Master Plan. This is not the floodplain that should be shown. The draft FEMA floodplain and floodway along with the existing FEMA floodplain and floodway need to be shown on the plan sheets.

4. □ The bike path easement is shown in areas delineated as wetlands. The bike path easement must be shown outside of the delineated wetlands.

5. □ The bike path easement may impact trees inside the minimum flood corridor. The bike path easement must be shown such that impacts to vegetation inside the minimum flood corridor are minimized.

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Status of Review: Active

Reviewed By Rural Fire District

ANY

Comments:

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Status of Review: Active

Reviewed By School District

ANY

Comments:

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Status of Review: Active

Reviewed By US Post Office

ANY

Comments:

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Gene M Hanlon/Notes  
09/07/2005 12:31 PM

To Brian J Will/Notes@Notes  
cc  
bcc  
Subject Woodsland at Yankee Hill

The PUD proposed for the Woodsland at Yankee Hill would be a good host site for a recycling drop-off site. Particularly, as part of the commercial and retail area of the development.

Gene

INTER-DEPARTMENT COMMUNICATION



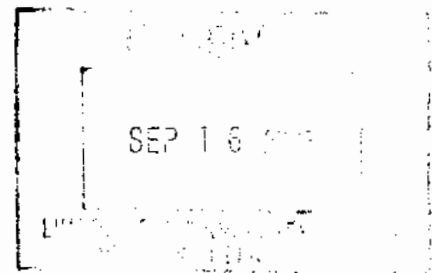
**DATE:** September 16, 2005  
**TO:** Brian Will, City Planning  
**FROM:** Sharon Theobald *ST*  
Ext 7640  
**SUBJECT:** DEDICATED EASEMENTS  
DN# 90S-77E

AN#05015  
CZ/PUD#05068

Attached is the P.U.D. for The Woodlands at Yankee Hill.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements in all areas, as noted.



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File